

Swifts, Dennington







Swifts is a stunning, architecturally designed DETACHED property situated in Owls Green ECO FRIENDLY with underfloor heating throughout the house \*\*TREATMENT PLANT IN A REED BED \*\*PARKING FOR NUMEROUS CARS \*\* LARGE REAR GARDEN

**LOCATION** Swifts is located in the hamlet of Owls Green 2 miles north of Dennington: a traditional Suffolk village with a church and village hall, a well-renowned food and wine venue in the Dennington Queen, a farm shop less than half a mile from the property and a café/shop at the Neathouse. Framlingham is less than 5 miles away and renowned for the Motte and Bailey Castle and Church, independent shops, restaurants, private and state schools.

- ❖ Sitting Room
- ❖ Kitchen/Dining Room
- ❖ Utility Room
- ❖ Cloakroom
- ❖ Main Bedroom with En Suite Shower Room
- ❖ Three Further Double Bedrooms
- ❖ Family Bathroom
- ❖ Low Maintenance Garden
- ❖ Parking for numerous vehicles



**SWIFTS - INTERIOR** On entering Swifts through a pretty, olive Entrance Door leading into a spacious Entrance Hallway with a coats cupboard, floor to ceiling window to the side and shoe rack with shelf above. To the left is the generous Sitting Room which is extremely light and airy having bifold doors to both front and rear with ceramic tiles and underfloor heating, which is throughout the property. At the end of the Entrance Hall is a spacious cloakroom comprising wc and wash hand basin in a vanity unit. There is space for shelving and if required is large enough to convert to a wet room (stpp). To the right of the hallway is the Kitchen/Dining Room. The Dining Area has space for a good size table and chairs and bifold doors leading out to the front and a small opaque door giving side access. The Kitchen has a range of white wall and base units with worktops over, ceramic one and a half bowl sink with mixer taps and a small window over, integrated dishwasher, electric hob, splash back and extractor above, eye level oven and microwave oven and breakfast bar with seating for three people. Bifold doors lead out to the rear garden. A door off the Kitchen gives access to the Utility Room which has matching wall and base units, shelving, worktops over with a round sink, drainer and mixer taps with space for a washing machine. Off the hallway are wooden stairs leading to a spacious landing with Velux windows and a window overlooking the front with field views beyond. The Main Bedroom has a window to the front, again with field views yonder and a door leads into an En Suite Shower Room with large walk-in shower, close coupled wc and wash hand basin in a vanity unit with window over and a heated towel rail. There are three further double bedrooms, of which two overlook the rear garden and one overlooking the front. The Family Bathroom comprises a bath with rain shower and handheld shower, wc and wash hand basin in a vanity unit with Velux windows. This completes the accommodation for Swifts which really needs to be seen to be appreciated.





**SWIFTS - EXTERIOR** To the front of Swifts the drive is shingled where there is parking for numerous vehicles and an area perfect for al fresco dining with bifold doors leading back into Swifts. The rear garden is low maintenance mainly laid to shingle and bark with a large shed with light and there is power to the exterior. The garden is not overlooked and there are plenty of seating areas for entertaining overlooking the large pond and reed bed.

**TENURE** - The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY** - East Suffolk District Council

**Tax Band:** E

**EPC:** A

**Postcode:** IP13 8BY

**SERVICES** Air source heat pump supplying underfloor heating throughout the property, treatment plant, mains electricity and water.

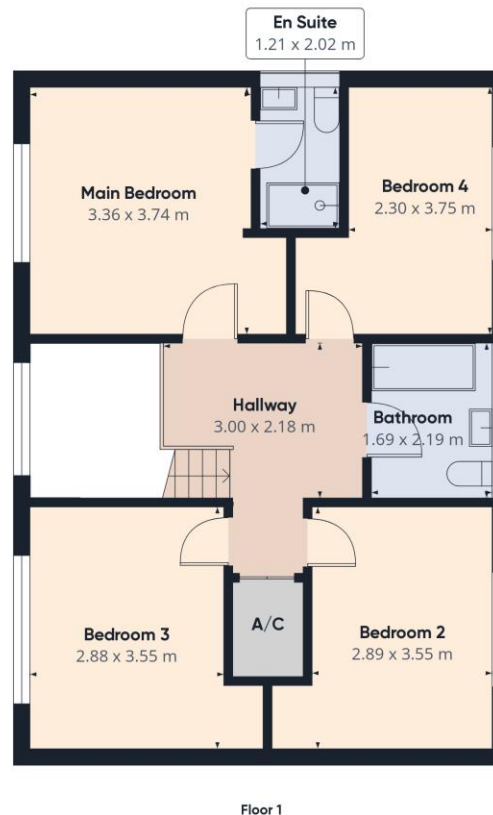
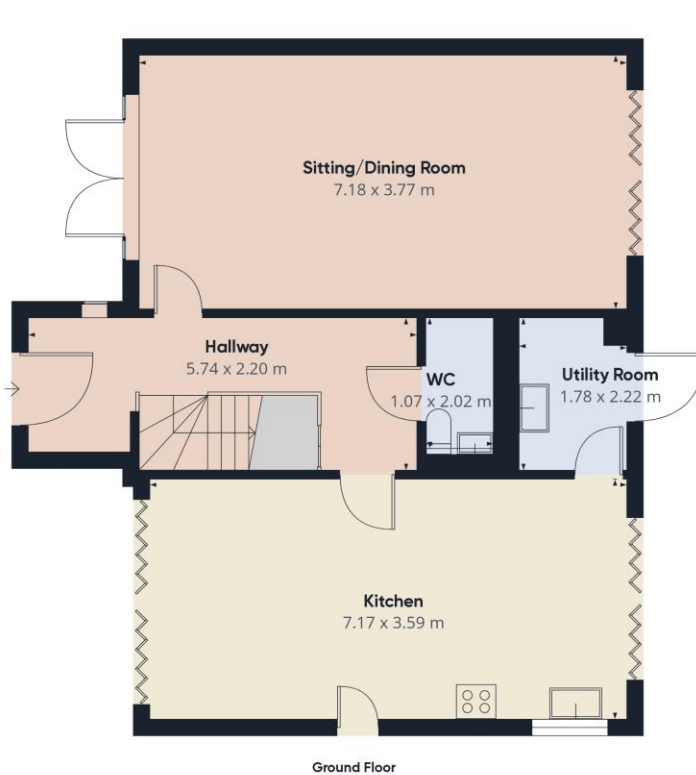
**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing









Approximate total area<sup>(1)</sup>  
134.99 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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